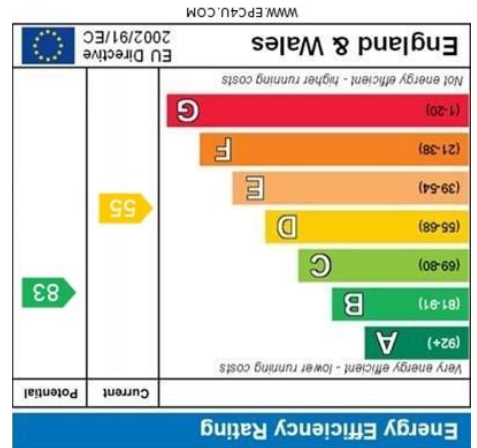


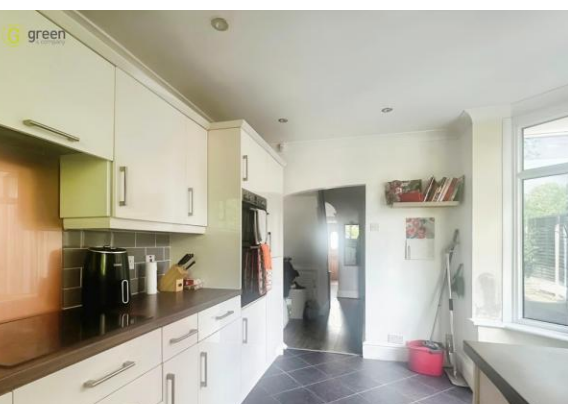
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- THREE BEDROOM PERIOD SEMI DETACHED HOME
- CONVENIENT LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- LARGE REAR GARDEN
- TWO SEPARATE RECEPTION ROOMS

Gravelly Lane, Erdington, Birmingham, B23 6LS

Offers Over £230,000



## Property Description

**\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\***

Presenting a well-appointed, neutrally decorated semi-detached property available for immediate acquisition. This inviting home is set within a desirable location, benefitting from excellent public transport links and easy access to local amenities, making it ideal for both families and couples alike. The property provides generous living space with a total of two reception rooms, perfect for entertaining or simply relaxing. Each room is tastefully decorated and provides a warm, welcoming environment. With three bedrooms, this residence provides ample space for a growing family or for couples seeking extra space for guests or a home office. Each bedroom has been meticulously maintained and offers a blank canvas for buyers to personalise to their liking. The property features a functional, well-equipped kitchen, the heart of this home. It offers plenty of potential for the aspiring home chef or for those who simply enjoy cooking for friends and family. A single, well-sized bathroom serves the property, providing modern conveniences and making morning routines a breeze.

This home represents a fantastic opportunity to acquire a property that offers a blend of convenience, comfort, and potential. We highly recommend viewing to truly appreciate what this property has to offer.

**LOUNGE** 11' 5" x 13' 3" (3.48m x 4.04m) Having double glazed bay window, radiator, ceiling light and power points.

**DINING ROOM** 11' 4" x 11' 5" (3.45m x 3.48m) Having double glazed French doors to rear garden, radiator, ceiling light and power points.

**KITCHEN** 14' 8" x 7' 10" (4.47m x 2.39m) Having a range of wall and base units, cooker, double glazed window, double glazed bay window, ceiling light and power points.

**LANDING** Providing access to three bedrooms and bathroom.

**BEDROOM ONE** 11' 6" x 16' 8" (3.51m x 5.08m) Having two double glazed windows, radiator, ceiling light and power points.

**BEDROOM TWO** 12' 4" x 8' 4" (3.76m x 2.54m) Having double glazed window, radiator, ceiling light and power points.

**BEDROOM THREE** 6' 4" x 5' (1.93m x 1.52m) Having double glazed window, ceiling light and power points.

**BATHROOM** 8' x 7' 11" (2.44m x 2.41m) Having double glazed window, bath, walk in shower, low level wc, wash basin and ceiling light.

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE, Three, O2 and Vodafone and data likely available for EE and Three, limited for O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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**WANT TO SELL YOUR OWN PROPERTY?**

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